



SEPA Environmental Checklist

Department of Public Works and Community Development

Purpose of checklist

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Answer each questions briefly, accurately and carefully, giving the most precise information and description to the best of your knowledge. You may use "not applicable" or "does not apply" only when you can explain why it does not apply. If you really do not know the answer, write "do not know." In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. You may also attach or incorporate by reference additional studies or reports. Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for non-project proposals

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus Part D, the supplemental sheet for non-project actions. Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." In addition, complete For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A Background

Project Name Maple Valley Logistics

Address S.E. 231st Street & Witte Road S.E., Maple Valley, WA 98038

Parcel Number(s) 162206-9037 and 162206-9040

Zone REC (Regional Employment Center)

Property Size 34.16 Acres

Project Contact Jason Hubbell, P.E, Barghausen Consulting Engineers, Inc.

Address 18215 72nd Avenue South

City/State/Zip Kent, WA 98032

Phone (425) 251-6222 E-mail jhubbell@barghausen.com

Applicant Name Panattoni Development Company, Inc. (Contact: Brian Mattson)

Address 1821 Dock Street, Suite 100

City/State/Zip Tacoma, WA 98402

Phone Office: 206.838.6182 | Cell: 206.422.1871

E-mail BMattson@panattoni.com

Date checklist prepared Revised August 31, 2020

Agency requesting checklist City of Maple Valley

Proposed timing or schedule (including phasing, if applicable) _____

Grading and Road Construction –Fall and Winter 2020

Building and Site Construction –Winter 2020 - Summer 2020

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Supplemental Geotechnical Engineering Study by Terra Associates, Inc. dated October 1, 2018

Mine Reclamation Study by Terra Associates, Inc. dated August 20, 2008

Pilot Infiltration Testing by Terra Associates, Inc. dated April 8, 2019

Geotechnical Report by Terra Associates, Inc. dated December 18, 2019

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. Yes, a Department of Natural Resources – Reclamation Permit is being pursued.

List any government approvals or permits that will be needed for your proposal, if known.

Department of Ecology – Construction General Stormwater Permit

City of Maple Valley Design Review

City of Maple Valley Building and Utility Extension Permits

Cedar River Water & Sewer District – Water Extension permit

Soos Creek Water & Sewer District – Sewer Extension permit

Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) The proposal for the 34.2 acre property is to develop it into a commercial development. This will include extending SE 231st Street approximately 960 feet into the site, an infiltration pond and Delivery Station Building and associated parking. Development will include landscaping, utilities, parking and truck dock areas. Frontage improvements along Witte Road will also be included in the development.

Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. The project site is on the east side of Witte Road at SE 231st Street. The site is within portions of Section 15 and 16, Township 22 North, Range 4 East, City of Maple Valley, King County, Washington.

B Environmental Elements

Earth

General description of the site (circle one) Flat, rolling, hilly, steep slopes, mountainous, other This site was a previous gravel pit. The perimeter slopes are steep and the center of the site is graded toward Witte Road at a gradual slope.

What is the steepest slope on the site (approximate percent slope) Approximately 70%

What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Most of the site has varying depths of fill. The fill is silty sand with gravel.

Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No, there is no history of unstable soils onsite. There is some steep slope hazards north of the site along the Cedar River.

Describe the purpose, type, approximate quantities and total affected area of any filling, excavation or grading proposed. Indicate source of fill. _____

Over the last 10-15 years approximately 1,250,000 cubic yards of soil has been imported to the site for the reclamation of the mining operation to reach the existing grades onsite. The current site will be further filled and graded as required to create stable on-grade pads for the future buildings, parking lots, site and utility improvements. It is estimated that approximately 170,000 cubic yards of on-site cut and fill will be required on the site. Topsoil will be imported for landscaping. There are cut walls around the site perimeter up to 36 feet high. Wall heights and aesthetic considerations will be reviewed with the City for approval.

Could erosion occur as a result of clearing, construction, or use? If so, generally describe

Some potential for erosion exists whenever land is cleared and graded.

About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, concrete or buildings)? _____

After full development, approximately 80-85% of the developable (27.2± acres) site will be covered by impervious surfaces including future buildings and paved parking.

Proposed measures to reduce or control erosion, or other impacts to the earth, if any _____

The construction plans for the project will include erosion and sedimentation control measures such as filter fabric fencing, sedimentation ponds, and other measures as required by the city.

2 Air

What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. _____

During construction, emissions from construction equipment and dust will occur; these emissions will be short-term during the life of the grade and fill operations. Once completed, project occupant vehicles arriving and departing will result in some emissions.

Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe None are known.

Proposed measures to reduce or control emissions or other impacts to air, if any _____
Dust control measures will be used to control air borne sediment. All construction vehicles will be maintained and kept in good repair to reduce any negative vehicle emissions.

3 Water

Surface water

Is there any surface water body on or in the immediate vicinity of the site (including ear-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into _____

No, there are no surface water bodies onsite or in the immediate vicinity of the site.

Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No.

Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. Not Applicable.

Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known No.

Does the proposal lie within a 100-year floodplain? If so, note location on the site plan No.

Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge No.

Groundwater

Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No, water will not be withdrawn. All stormwater runoff will be discharged to the ground and will eventually reach the groundwater.

Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve _____
No waste material discharge into groundwater is proposed.

Water runoff (including stormwater)

Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. _____

As a part of the development of the project site, all seasonal stormwater within the developed area will be treated and retained consistent with City of Maple Valley stormwater standards discharged to the ground.

Could waste materials enter ground or surface waters? If so, generally describe _____

Water quality treatment is provided prior to runoff being discharged to the ground to minimize the chance that waste materials would enter the ground water.

Proposed measures to reduce or control surface, ground, and runoff water impacts, if any
Standard erosion control measures, which include silt fencing, mulching, and placement of straw bales will be used to protect stormwater runoff quality. BMPs standard to the type of work being performed will be implemented and followed throughout the proposed project.

All exposed non-working areas will be stabilized as required by the NPDES Permit.

4 Plants

Check types of vegetation found on the site

Deciduous tree:	<input checked="" type="checkbox"/> alder	<input checked="" type="checkbox"/> maple	<input type="checkbox"/> aspen
	<input checked="" type="checkbox"/> other		
Evergreen tree:	<input type="checkbox"/> fir	<input type="checkbox"/> cedar	<input checked="" type="checkbox"/> pine
	<input type="checkbox"/> other		
	<input type="checkbox"/> other		

Ground cover ☒ shrubs ☒ grass ☐ herbaceous
☐ other _____
 Crops: ☐ orchard ☐ vineyards ☐ pasture ☐ cropland
☐ other _____
 Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage
☐ other _____
 Water plants: ☐ water lily ☐ eelgrass ☐ milfoil
☐ other _____

What kind and amount of vegetation will be removed or altered? _____

Vegetation around the site perimeter will mostly be retained. Other onsite vegetation
will be removed.

List threatened or endangered plant species known to be on or near the site _____

None known.

Proposed landscaping, use of native plants, or other measures to preserve or enhance
 vegetation on the site, if any _____

The proposed street and development will be landscaped per City of Maple Valley
standards.

5 Animals

a. Circle any birds and animals which have been observed on or near the site or are
 known to be on or near the site

Birds: ☒ hawk ☐ heron ☐ eagle ☒ songbirds
☐ other _____

Mammals: ☐ deer ☐ bear ☒ elk ☐ beaver ☒ rodents
☐ other _____

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish
☐ other _____

List any threatened or endangered wildlife species known to be on or near the site _____

None known.

Is the site part of a migration route? If so, explain _____

The Cedar River provides a migration route for aquatic and terrestrial species. The project site is a part of a regional mitigation route for birds and waterfowl.

Proposed measures to preserve or enhance wildlife, if any _____

None proposed.

6 Energy and natural resources

What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. _____

Natural gas and electricity will be used for lighting, heating, cooling, and equipment use for the future buildings.

Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe _____

The project will not impact the use of solar energy by adjacent properties.

What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any _____

The project will be designed and constructed to comply with appropriate environmental and energy codes.

7 Environmental Health

Environmental hazards

Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe _____

None are known.

Describe special emergency services that might be required as a result _____

NA

Proposed measures to reduce or control environmental health hazards, if any _____

None are proposed.

Noise

What types of noise exist in the area which may affect your project (for example traffic, equipment, operation, other)? _____

Traffic noise from Witte Road, SR-169 and SR-18 exists but will not affect the project.

What types and levels of noise would be created by or associated with the project on a short- term or a long-term basis (for example traffic, construction, operation, other)?

The types and levels of noise associated with this project would be similar to that typically associated with package sorting and delivery site. Passenger vehicles, delivery vans and large truck traffic will be entering and leaving the site from approximately 1:30 am - 11 pm. Sound is expected to be muffled by the cavity depression location of the project

Indicate what hours noise would come from the site _____

Construction hours will be limited to 7am to 6pm (Monday - Friday) and 10am to 6pm (Saturday, Sunday and holidays)

Site operations are expected to be from 2 am - 10:30 pm, 7 days a week.

Proposed measures to reduce or control noise impacts, if any _____

Equipment will have mufflers and will be properly maintained.

8 Land and shoreline use

What is the current use of the site and adjacent properties? _____

The site was previously a gravel mining pit that has been filled and graded over the last few years. There are commercial properties to the northwest and residential properties to the east and south. There is a Seattle pipeline easement on the northeast side of the site.

Has the site been used for agriculture? If so, describe No.

Describe any structures on the site There is a mechanical wheel wash onsite but no other structures.

Will any structures be demolished? If so, what? No.

What is the current zoning classification of the site? Regional Employment Center (REC)

What is the current comprehensive plan designation of the site? Regional Employment Center (REC)

If applicable, what is the current shoreline master program designation of the site? _____

NA

Has any part of the site been classified as an "environmentally sensitive" area? If so, specify

None known.

Approximately how many people would reside or work in the completed project? _____

Approximately 197 employees are expected to work in the building or in the delivery yard on a typical day, plus 230 delivery van drivers, 60 delivery car drivers and 42 truck drivers.

Proposed measures to avoid or reduce displacement impacts, if any _____

Not applicable.

Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any

Development of the project site will be consistent with the City of Maple Valley Comprehensive Plan.

9 Housing

Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing None

Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing None

Proposed measures to reduce or control housing impacts, if any _____

None proposed.

10 Aesthetics

What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? _____

Approximately 40 feet.

What views in the immediate vicinity would be altered or obstructed? _____

No views in the immediate vicinity will be altered.

Proposed measures to reduce or control aesthetic impacts, if any _____

The site and proposed street will be landscaped per City of Maple Valley standards.

11 Light and Glare

What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light will be typical of warehouse buildings with parking lot lighting. Parking lot lighting will comply with City of Maple Valley requirements. Street lights will be installed on SE 231st Street.

Could light or glare from the finished project be a safety hazard or interfere with views? No.
Project lighting will be directed down, and use full cut off fixtures, to minimize light pollution offsite.

What existing off-site sources of light or glare may affect your proposal? _____

There are existing lights to the north for the existing developments, but will not affect this project.

Proposed measures to reduce or control light and glare impacts, if any _____

None are proposed.

12 Recreation

What designated and informal recreational opportunities are in the immediate vicinity? The Cedar River trail is northeast of the site.

Would the proposed project displace any existing recreational uses? If so, describe _____

No.

Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any _____

None proposed.

13 Historic and Cultural Preservation

Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe _____

No.

Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site _____

None known.

Proposed measures to reduce or control impacts, if any _____

No measures are proposed.

14 Transportation

Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any

SR-18 is west of the site and access to the site is from SE 231st Street. There is also access from SR-169 and Witte Road to the site.

Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? _____

There is bus service on SR-169 but there is no service along Witte Road along the project frontage.

How many parking spaces would the completed project have? How many would the project eliminate?

The proposed project is planning to add 837 passenger and delivery vehicle stalls and 12 trailer parking stalls ~~on the south lot~~. This does not include the 120 van staging stalls adjacent to the building. Delivery vehicle parking stalls will have EV charging stations.

Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private)

SE 231st Street will be extended approximately 960 feet into the project site. Frontage improvements along Witte Road will also be included in the development.

Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe _____

No

How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur The proposed project is estimated to generate 1,480 vehicular trips per day with approximately 3% being trucks. The trip generation estimates are based on the anticipated operations of the expected tenant and their similar facilities. Peak volumes are expected to occur between 10-11 am and 7:30-8:30 pm.

Proposed measures to reduce or control transportation impacts, if any

Improvements to Witte Road and extension of SE 231st Street are proposed with this project to control any associated transportation impacts. Traffic impact fees will also be paid. A Transportation Management Plan also is proposed. More detailed discussion of traffic is found in the TIA.

15 Public services

Would the project result in an increased need for public services (for example fire protection, police protection, health care, schools, other)? If so, generally describe.

The project would require emergency or police services in the event of an injury, theft, fire or other unforeseen event.

Proposed measures to reduce or control direct impacts on public services, if any

This project will be designed to comply with all appropriate City codes for fire protection, public health, and safety. This will mitigate the impact on the above services.

16 Utilities

Circle utilities currently available at the site electricity, natural gas, water, refuse service,
telephone, sanitary sewer, septic system, other _____

Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed

Utility pipes for services will be installed on and off site with the development.

C Signature

Applicant's Signature



Date

8/31/20

Agent's Signature

Date

By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge and that I am the owner of the premises where the work is to be performed or am acting as the owner's authorized agent. I further agree to hold harmless the City of Maple Valley as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Maple Valley, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as a part of this application.

D. Supplemental Sheet for Non-project Actions

(do not use this sheet for project actions). Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are _____

How would the proposal be likely to affect plants, animals, fish, or marine life? _____

Proposed measures to protect or conserve plants, animals, fish, or marine life are _____

How would the proposal be likely to deplete energy or natural resources? _____

Proposed measures to protect or conserve energy and natural resources are _____

How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or

cultural sites, wetlands, floodplains, or prime farmlands? _____

Proposed measures to protect such resources or to avoid or reduce impacts are _____

How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? _____

Proposed measures to avoid or reduce shoreline and land use impacts are _____

How would the proposal be likely to increase demands on transportation or public services and utilities? _____

Proposed measures to reduce or respond to such demand(s) are _____

Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment _____
